



The Bell Lodge
52 Melville Street | Sandown | Isle of Wight | PO36 8LF

SELLER INSIGHT

“Living and running our bed and breakfast here in Sandown has been a truly wonderful experience for us. As owners, we have loved being part of such a friendly seaside community and welcoming guests to this beautiful part of the Isle of Wight. Sandown offers the perfect blend of traditional coastal charm and everyday convenience, with the stunning sands of Sandown Beach just moments away and the characterful Sandown Pier providing a classic seaside atmosphere. We've always felt incredibly lucky to live and work somewhere that people travel from all over the country to visit.

Beyond the business itself, Sandown has been a lovely place to call home. The area offers beautiful walks, including the spectacular views from Culver Down, and a relaxed pace of life that both residents and visitors appreciate. The B&B has given us the chance to meet so many wonderful guests and create a warm, welcoming place for people enjoying the island.

Our decision to sell is purely a family one – we need to return to the mainland to be closer to our grandchild – and if circumstances were different, we would happily continue our life and business here in Sandown.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

The Bell Lodge

Set just moments from Sandown's golden seafront and iconic pier, this substantial and beautifully renovated property offers an exceptional opportunity for those seeking a thriving business venture. Currently operating as the highly successful Bell Lodge Bed & Breakfast, the residence combines generous proportions, flexible accommodation, and a prime coastal location, making it an incredibly rare find.

A wide forecourt provides off road parking for at least six vehicles, an invaluable asset in this popular seaside town. Stepping inside, the welcoming entrance hall sets the tone for the rest of the home: bright, stylish, and thoughtfully updated. The hall incorporates a reception area and a modern downstairs cloakroom, leading through to the impressive breakfast room. Bathed in natural light, this elegant space currently hosts guests for breakfast, providing a wonderful space to commence their day. It flows seamlessly into a relaxing lounge with direct access to the guest garden, complete with seating areas, a lawn, and mature shrub borders.

The ground floor also includes a versatile office or study, useful storage rooms, and two individually designed double bedrooms, each with its own en suite shower room. One of these features a striking London themed décor, adding a touch of character and charm. A fully equipped commercial kitchen sits at the heart of the home, boasting stainless steel worktops, a central island, four sinks, a double range cooker, commercial refrigeration, and a dishwasher, ideal for continued hospitality use.

A major highlight of the property is the completely self contained owners accommodation, positioned at the rear of the ground floor with its own private entrance. Perfect as an owners retreat, this spacious apartment includes two bedrooms (one with fitted wardrobes), a full bathroom, a modern fitted kitchen within the living area, and a delightful conservatory. The conservatory opens onto a secluded private garden, offering a peaceful retreat for morning coffee or afternoon sunshine.

Upstairs, the first floor galleried landing leads to six further individually styled bedrooms, each with its own en suite shower room. From bold black and silver striped feature walls to charming period wallpaper, every room has been thoughtfully designed to offer comfort and personality.

With its extensive accommodation, flexible layout, useful dry cellar store area and enviable location just a short stroll from the beach, this remarkable property presents endless possibilities, whether as a luxurious family residence subject to planning permission, or a ready made business opportunity in one of the Isle of Wight's most beloved coastal towns.







Travel Information

9.3 miles from Fishbourne to Portsmouth Ferry Terminal
 7.3 miles from Ryde High Speed Catamaran & Hover Travel
 12.8 miles from East Cowes to Southampton Ferry Terminal
 0.4 miles from Sandown Train Station – operating between Shanklin and Ryde Pier Head

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

| | |
|--|-----------|
| Yaverland Sailing & Boat Club, Yaverland | 1.3 miles |
| Sandown & Shanklin Golf Club, Sandown | 1.7 miles |
| 1Leisure The Heights, Sandown | 0.5 miles |

Healthcare

| | |
|---|------------------------------|
| Doctors Surgeries | |
| The Bay Medical Centre, Sandown | 01983 409292 |
| St Helens Medical Centre, St Helens | 01983 871828 |
| The Bay Medical Centre, Shanklin | 01983 862000 |
| General Hospitals | |
| St Mary's Hospital, Parkhurst Road, Newport | 10.2 miles (01983 822099) |

Education

Primary Schools
 The Bay CE Primary School, Sandown 01983 403284
 Broadlea Primary School, Sandown 01983 402403
 Windmills Pre-School, Bembridge 01983 873575
 Bembridge Primary School, Bembridge 01983 872668
 Brading CE Primary School, Brading 01983 407217
 St Helens Primary School, St Helens 01983 872442

Secondary Schools/Colleges

| | |
|---|--------------|
| The Bay CE School, Sandown | 01983 403284 |
| Carisbrooke College, Newport | 01983 524651 |
| Christ The King Upper College, Newport | 01983 537070 |
| Medina College, Newport | 01983 861222 |
| Ryde School with Upper Chine School, Ryde | 01983 562229 |
| Ryde Academy, Ryde | 01983 567331 |
| The Island VI Form Campus, Newport | 01983 522886 |
| Isle of Wight College, Newport | 01982 526631 |

Learning Assisted Schools:

| | |
|--------------------------------------|---------------|
| Medina House, School Lane, Newport | 01983 522 917 |
| St. Georges, Watergate Road, Newport | 01983 524 634 |
| St. Catherine's, Grove Road, Ventnor | 01983 852722 |

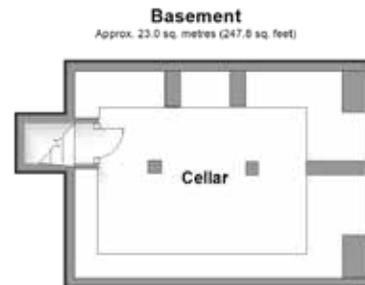
Entertainment

Restaurants/Bars
 The Bandstand, Sandown Esplanade
 The Reef, Sandown
 Ocean Deck, Sandown
 Culver Haven, Culver Down
 The Pointer Inn, Newchurch
 The Garlic Farm, Newchurch
 Merrie Gardens, Lake
 The Steamer Inn, Shanklin Eplanade
 Fisherman's Cottage, Shanklin Esplanade
 The Waterfront Inn, Shanklin Esplanade

These bars and restaurants are available within a 4.5-mile radius of this home

Local Attractions / Landmarks

The Wildheart Animal Sanctuary - Sandown
 Sandown Pier - Sandown
 Dinosaur Isle - Sandown
 Bembridge Fort – Culver Down
 Amazon World Zoo – Newchurch
 Garlic Farm – Newchurch
 Robin Hill Country Park - Downend
 Carisbrooke Castle – Carisbrooke
 Monkey Haven Primate Rescue Centre – Newport
 Quarr Abbey - Binstead



GROUND FLOOR

| | |
|--------------------------------|--------------|
| Entrance Porch | |
| Hallway | |
| Breakfast Area | 18'5 x 12'1 |
| Lounge | 22'6 x 9'1 |
| Bedroom 1 plus En-Suite Shower | 11'3 x 10'1 |
| Study | 9'5 x 9'1 |
| Bedroom 2 plus En-Suite Shower | 13' x 7'5 |
| Public Cloakroom | |
| Kitchen | 14'10 x 12'3 |
| Rear Hallway | |
| Storeroom | |
| Boiler Room | |
| Cellar | 13' x 10' |

OWNERS ACCOMMODATION

| | |
|--------------------|--------------|
| Hall | |
| Owners Bathroom | |
| Owners Bedroom 2 | 13' x 7'5 |
| Owners Bedroom 1 | 17'3 x 11'11 |
| Owners Living Room | 13'3 x 12'4 |
| Conservatory | 12'7 x 9' |

FIRST FLOOR

| | |
|--------------------------------|-------------|
| Galleried Landing | |
| Bedroom 3 plus En-Suite Shower | 12'11 x 8'3 |
| Bedroom 4 plus En-Suite Shower | 12'3 x 12' |
| Bedroom 5 plus En-Suite Shower | 9'2 x 9' |
| Bedroom 6 plus En-Suite Shower | 12'9 x 9'7 |
| Bedroom 7 plus En-Suite Shower | 14'5 x 9'2 |
| Bedroom 8 plus En-Suite Shower | 12'3 x 12'2 |

OUTSIDE

- Off Road Parking
- Private Rear Garden
- Side Guest Garden

EPC Rating: C
Council Tax Band: Exempt
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed:



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